HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2010

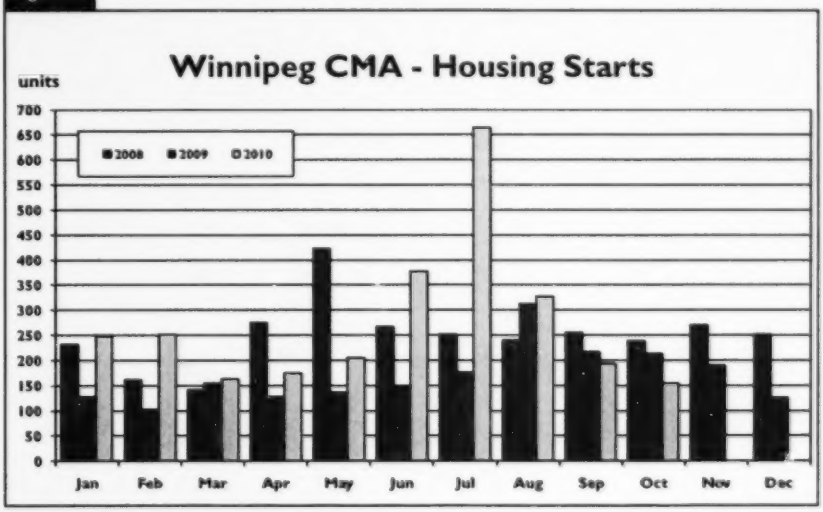
New Home Market

Winnipeg housing starts moderate in October

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 154 units in October 2010, down from 213 in October 2009. A decline in multi-family starts was primarily responsible for the lower numbers. To the end of October 2010, total starts for the year reached 2,758 units, a substantial improvement over the 1,717 units started during the first 10 months of 2009.

The Winnipeg CMA recorded 150 single-detached starts in October compared to 154 in October 2009, a three per cent decrease over the previous year. While demand for single-detached homes remains strong in the Winnipeg market, this is the first month since January where a year-over-year decline has been

Figure 1



Source: CMHC

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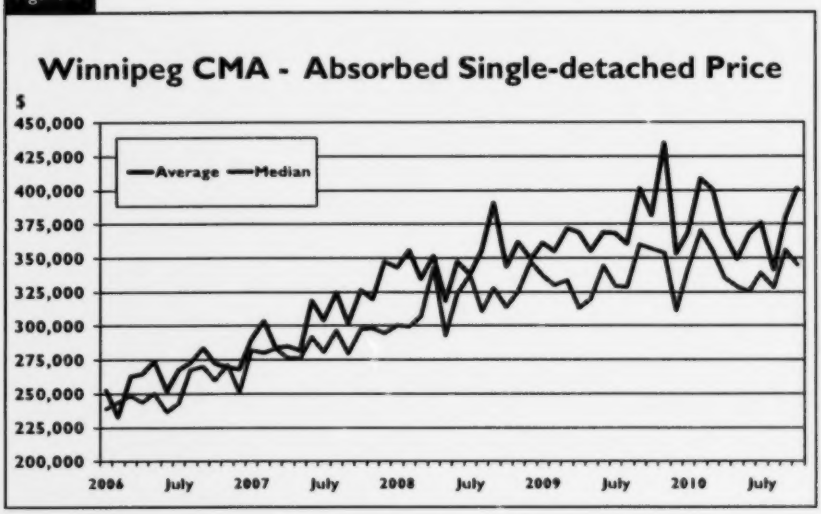
Figure 2



Source: CMHC

registered. Through the first 10 months of the year, single-detached starts reached 1,629 units, 35 per cent more than were started over the same period one year earlier and only slightly off pace from the 1,645 started in the first 10 months of 2008. Of the municipalities comprising the CMA, the largest gains thus far have occurred in Ritchot and MacDonald, up 180 and 108 per cent respectively. Within Winnipeg city limits, where starts represent 79 per cent of CMA activity to-date, year-over-year singles were up 38 per cent.

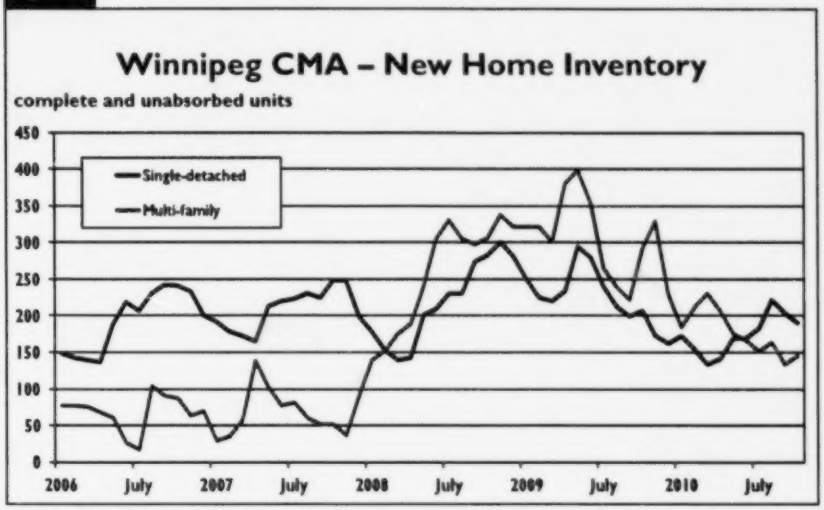
Across the CMA, single-detached completions in October numbered 142 units, down 39 per cent from the 232 units completed in October of last year. In the same year-over-year comparison, there was also a corresponding decrease of 30 per cent in the number of absorptions of single-detached homes. The inventory of completed and unoccupied single-detached homes stood at 190 units in October, representing an eight per cent decrease from October 2009 and slightly below the five year average inventory of around 200 units.

The average price of a new single-detached home absorbed in October in the Winnipeg CMA was $401,279, up 5.2 per cent from the average value reported in October 2009. The year-to-date average price was $373,476, up 1.4 per cent from one year ago. Year-to-date growth in average price has been moderated by a slight increase in the market share of lower price units. In the first 10 months of the year, units priced below $375,000 commanded a market share of 68 per cent, compared to 64 per cent in 2009.

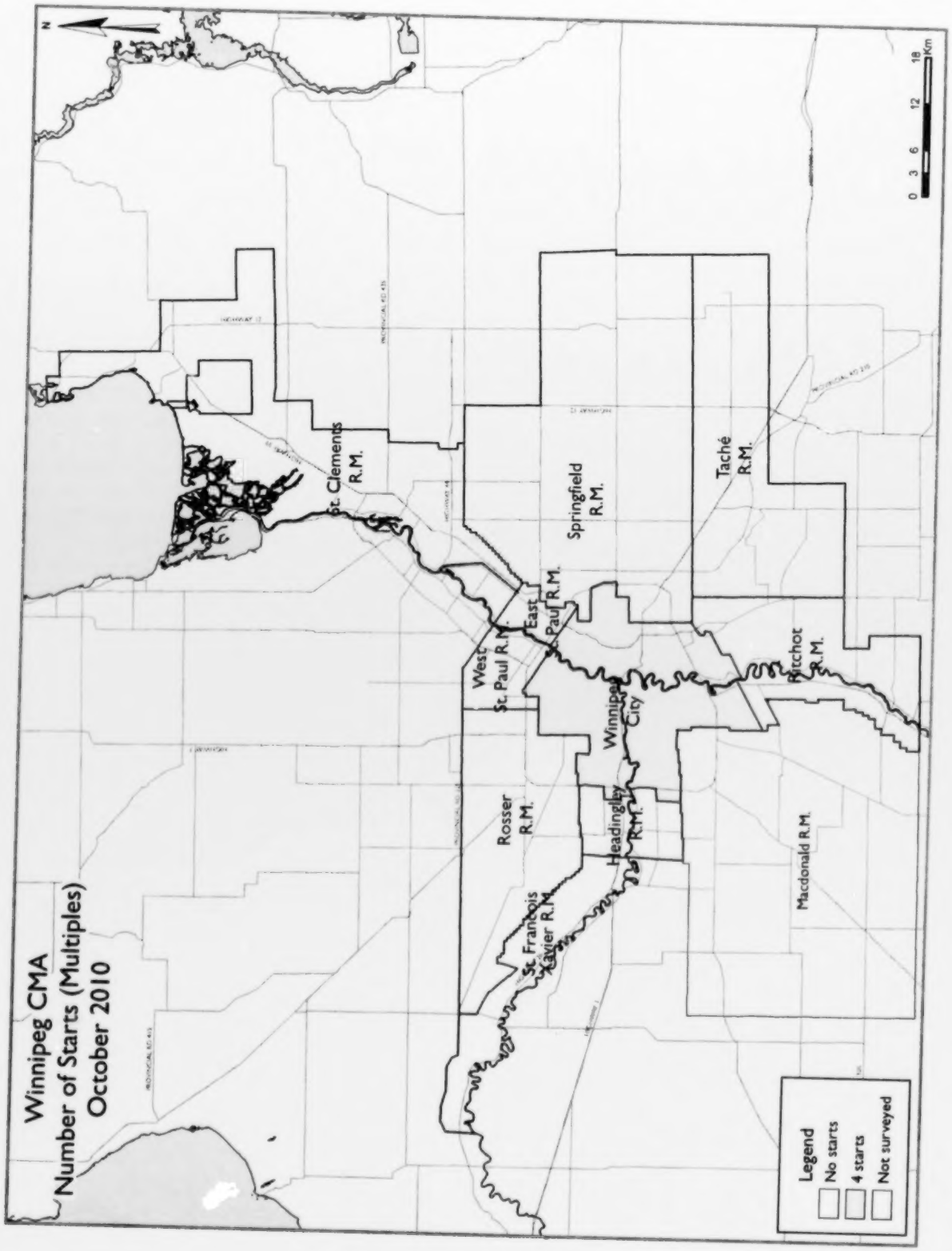
The multi-family sector, which includes semi-detached units, rows, and apartments, slowed again in October. Only four multi-family starts were recorded in October, down from 59 a year earlier. It is important to note that multiple-family starts can vary widely from month to month, depending upon the number of units in projects started that month. Despite a recent reduction in activity in October, construction in this sector remains substantially higher this year compared to 2009. A total of 1,129 multiple-family units were started in the first 10 months of the year, more than double the 510 recorded a year earlier.

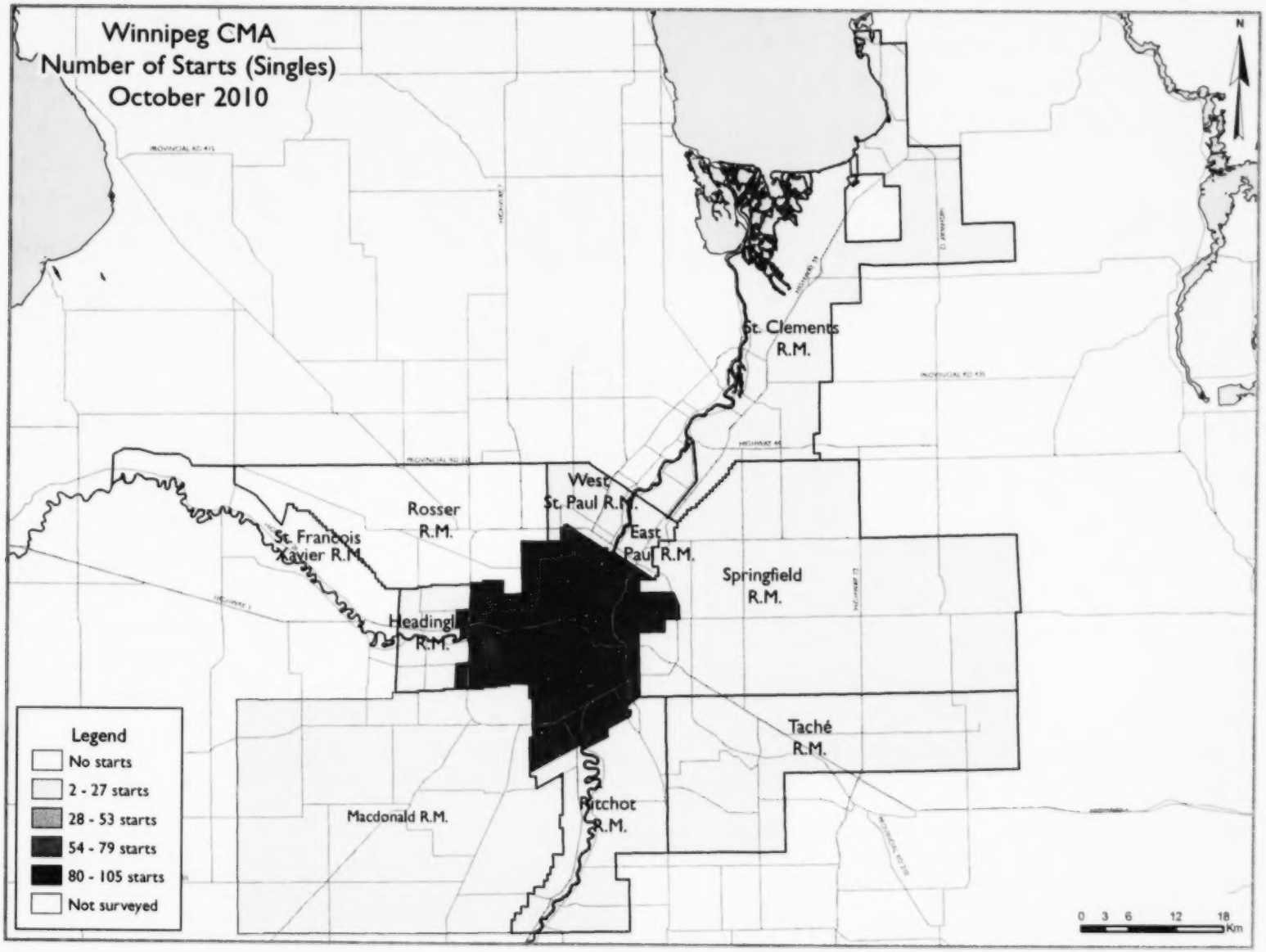
The total supply of multi-family units, including those under construction or completed but not occupied advanced 15 per cent from the previous year, climbing to 1,254 units in October. Within the total supply of multi-family units, 59 per cent are intended for the rental market. The overall rise in supply can be attributed to a higher number of units under construction, as units in inventory were half what they were this time last year. The total number of multi-family units completed and not absorbed in October was 146 units. Of these, only two units were destined for the rental market. There were 43 multi-family units absorbed from the ownership market in October 2010, 30 per cent more than in October 2009.

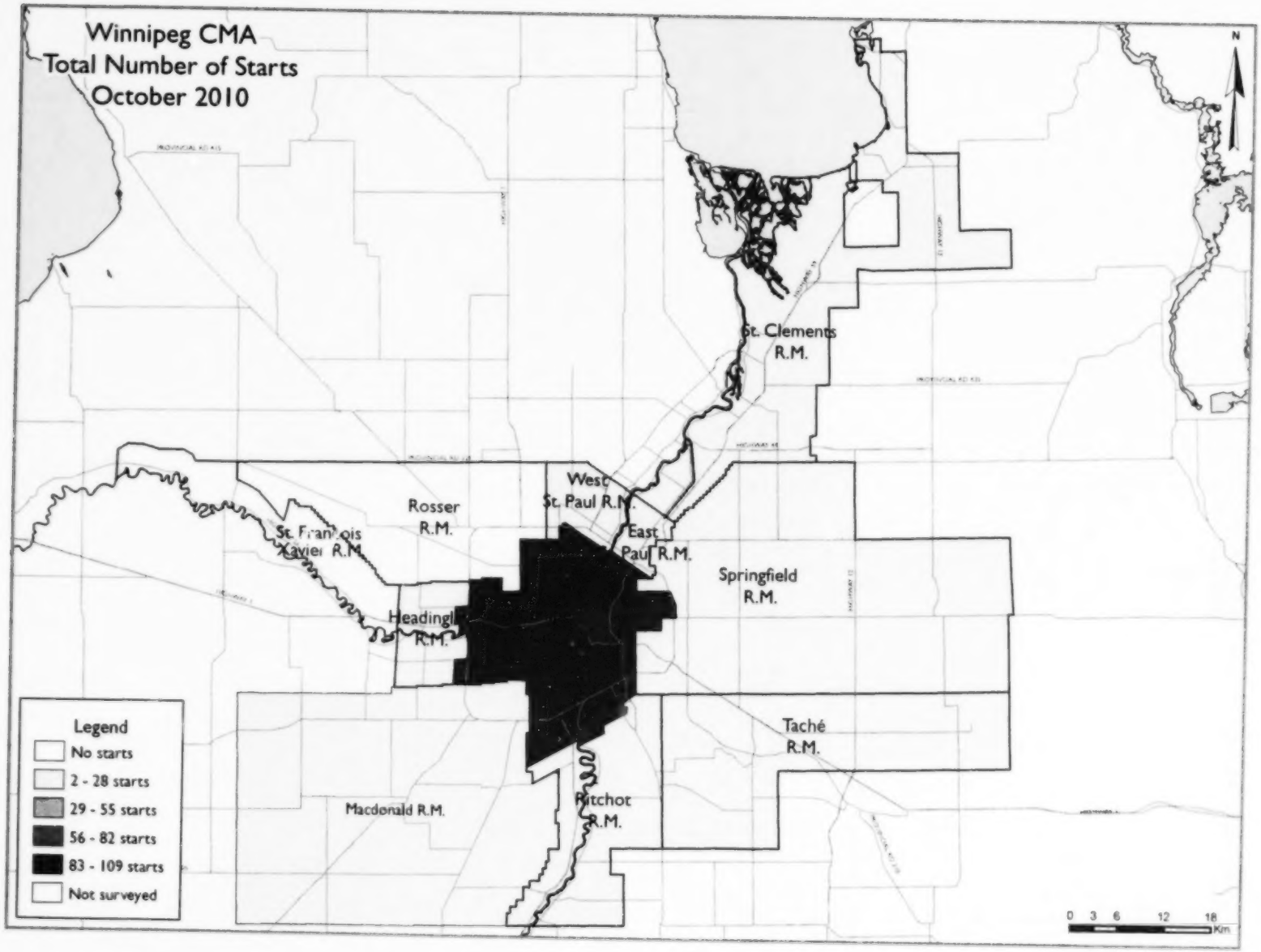
Figure 3



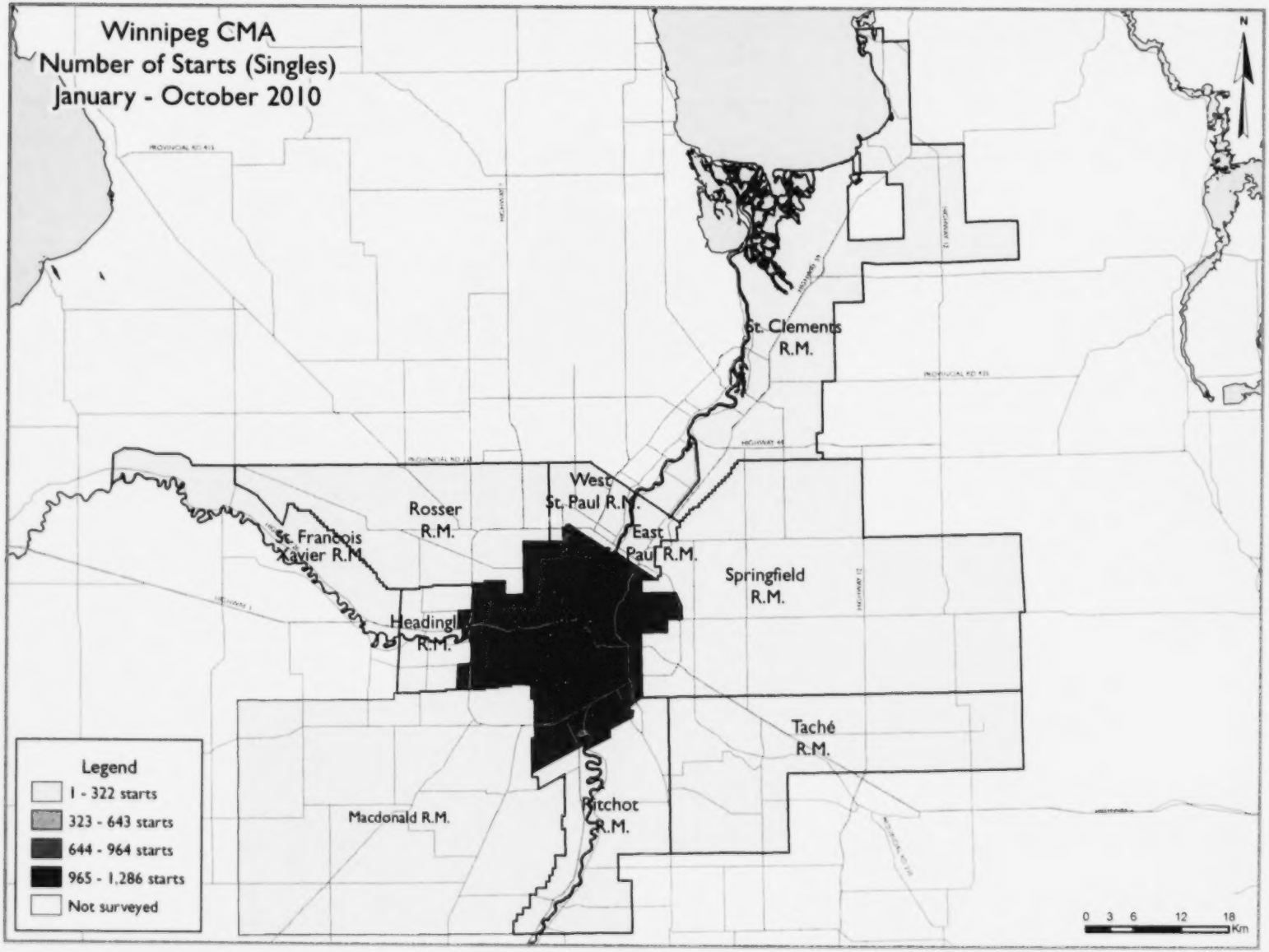
Source: CMHC

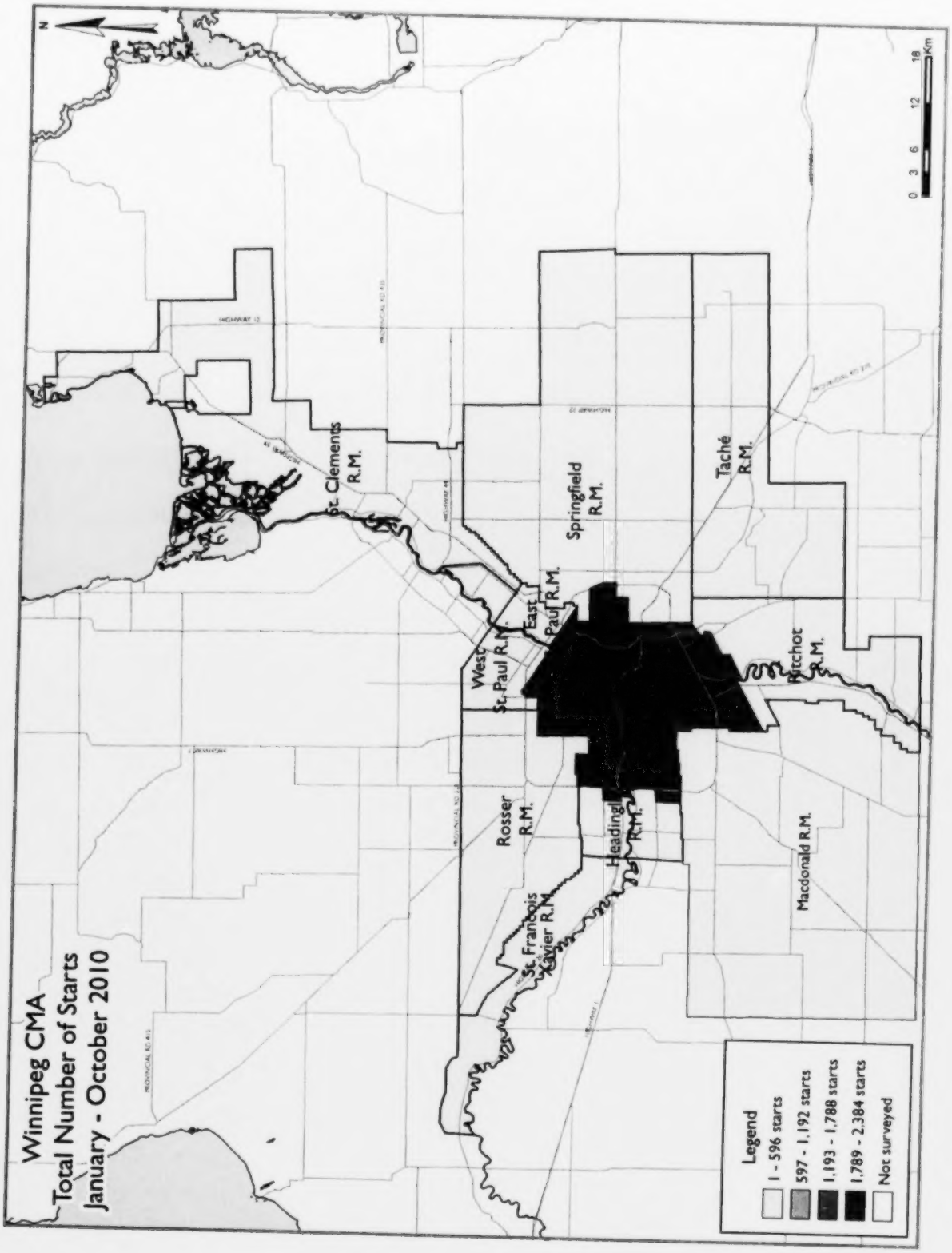

Winnipeg CMA
Number of Starts (Multiples)
October 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
4 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
October 2010
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 27 starts
28 - 53 starts
54 - 79 starts
80 - 105 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
October 2010
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
Paul R.M.
Springfield
R.M.
Headingl
R.M.
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
2 - 28 starts
29 - 55 starts
56 - 82 starts
83 - 109 starts
Not surveyed
0 3 6 12 18
Km

Winnipeg CMA
Number of Starts (Multiples)
January - October 2010
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
Paul R.M.
Springfield
R.M.
Headingl
R.M.
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
4 - 277 starts
278 - 551 starts
552 - 824 starts
825 - 1,098 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - October 2010
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingly R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 322 starts
323 - 643 starts
644 - 964 starts
965 - 1,286 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - October 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
1 - 596 starts
597 - 1,192 starts
1,193 - 1,788 starts
1,789 - 2,384 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2010	145	2	0	5	2	0	0	0	154
October 2009	154	2	0	0	4	0	0	53	213
% Change	**-5.8**	**0.0**	**n/a**	**n/a**	**-50.0**	**n/a**	**n/a**	**-100.0**	**-27.7**
Year-to-date 2010	1,608	24	0	21	126	274	3	702	2,758
Year-to-date 2009	1,188	18	0	19	85	27	4	376	1,717
% Change	**35.4**	**33.3**	**n/a**	**10.5**	**48.2**	******	**-25.0**	**86.7**	**60.6**
UNDER CONSTRUCTION									
October 2010	910	16	0	17	81	275	10	726	2,035
October 2009	631	10	0	11	76	384	0	329	1,441
% Change	**44.2**	**60.0**	**n/a**	**54.5**	**6.6**	**-28.4**	**n/a**	**120.7**	**41.2**
COMPLETIONS									
October 2010	142	8	0	0	42	8	0	4	204
October 2009	228	2	0	4	6	44	0	63	347
% Change	**-37.7**	******	**n/a**	**-100.0**	******	**-81.8**	**n/a**	**-93.7**	**-41.2**
Year-to-date 2010	1,424	18	0	10	97	223	11	218	2,001
Year-to-date 2009	1,395	20	0	17	98	335	4	308	2,201
% Change	**2.1**	**-10.0**	**n/a**	**-41.2**	**-1.0**	**-33.4**	**175.0**	**-29.2**	**-9.1**
COMPLETED & NOT ABSORBED									
October 2010	184	4	0	6	31	109	0	2	336
October 2009	198	2	4	9	16	111	0	158	498
% Change	**-7.1**	**100.0**	**-100.0**	**-33.3**	**93.8**	**-1.8**	**n/a**	**-98.7**	**-32.5**
ABSORBED									
October 2010	155	3	0	0	30	10	1	0	199
October 2009	218	5	0	3	10	18	0	44	298
% Change	**-28.9**	**-40.0**	**n/a**	**-100.0**	**200.0**	**-44.4**	**n/a**	**-100.0**	**-33.2**
Year-to-date 2010	1,387	16	4	15	82	260	11	181	1,956
Year-to-date 2009	1,460	18	0	21	94	354	0	324	2,295
% Change	**-5.0**	**-11.1**	**n/a**	**-28.6**	**-12.8**	**-26.6**	**n/a**	**-44.1**	**-14.8**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
October 2010	105	2	0	0	2	0	0	0	109
October 2009	132	2	0	0	4	0	0	53	191
East St. Paul R.M.									
October 2010	4	0	0	1	0	0	0	0	5
October 2009	1	0	0	0	0	0	0	0	1
Headingley R.M.									
October 2010	2	0	0	0	0	0	0	0	2
October 2009	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2010	7	0	0	0	0	0	0	0	7
October 2009	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	1	0	0	0	0	0	0	0	1
Springfield R.M.									
October 2010	6	0	0	4	0	0	0	0	10
October 2009	10	0	0	0	0	0	0	0	10
Tache R.M.									
October 2010	8	0	0	0	0	0	0	0	8
October 2009	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
October 2010	5	0	0	0	0	0	0	0	5
October 2009	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2010	145	2	0	5	2	0	0	0	154
October 2009	154	2	0	0	4	0	0	53	213

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
October 2010	678	12	0	4	81	275	0	726	1,776
October 2009	453	10	0	1	76	384	0	329	1,253
East St. Paul R.M.									
October 2010	22	0	0	3	0	0	0	0	25
October 2009	10	0	0	0	0	0	0	0	10
Headingley R.M.									
October 2010	8	0	0	1	0	0	0	0	9
October 2009	10	0	0	3	0	0	0	0	13
MacDonald R.M.									
October 2010	30	0	0	0	0	0	0	0	30
October 2009	12	0	0	0	0	0	0	0	12
Ritchot R.M.									
October 2010	15	2	0	0	0	0	0	0	17
October 2009	6	0	0	0	0	0	0	0	6
Rosser R.M.									
October 2010	2	0	0	0	0	0	0	0	2
October 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2010	41	0	0	0	0	0	0	0	41
October 2009	40	0	0	0	0	0	0	0	40
St. Francois Xavier R.M.									
October 2010	2	0	0	0	0	0	0	0	2
October 2009	6	0	0	0	0	0	0	0	6
Springfield R.M.									
October 2010	46	2	0	9	0	0	0	0	57
October 2009	45	0	0	7	0	0	0	0	52
Tache R.M.									
October 2010	48	0	0	0	0	0	10	0	58
October 2009	29	0	0	0	0	0	0	0	29
West St. Paul R.M.									
October 2010	18	0	0	0	0	0	0	0	18
October 2009	20	0	0	0	0	0	0	0	20
Winnipeg CMA									
October 2010	910	16	0	17	81	275	10	726	2,035
October 2009	631	10	0	11	76	384	0	329	1,441

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
October 2010	103	4	0	0	42	8	0	4	161
October 2009	186	2	0	0	6	44	0	63	301
East St. Paul R.M.									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	4	0	0	0	0	0	0	0	4
Headingley R.M.									
October 2010	2	0	0	0	0	0	0	0	2
October 2009	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
October 2010	5	0	0	0	0	0	0	0	5
October 2009	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
October 2010	2	2	0	0	0	0	0	0	4
October 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
October 2010	1	0	0	0	0	0	0	0	1
October 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	1	0	0	0	0	0	0	0	1
Springfield R.M.									
October 2010	10	2	0	0	0	0	0	0	12
October 2009	10	0	0	4	0	0	0	0	14
Tache R.M.									
October 2010	3	0	0	0	0	0	0	0	3
October 2009	11	0	0	0	0	0	0	0	11
West St. Paul R.M.									
October 2010	8	0	0	0	0	0	0	0	8
October 2009	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
October 2010	142	8	0	0	42	8	0	4	204
October 2009	228	2	0	4	6	44	0	63	347

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
October 2010	157	0	0	0	22	105	0	2	286
October 2009	169	2	0	1	15	105	0	158	450
East St. Paul R.M.									
October 2010	2	0	0	5	0	0	0	0	7
October 2009	6	0	0	3	0	0	0	0	9
Headingley R.M.									
October 2010	1	0	0	1	0	0	0	0	2
October 2009	3	0	0	0	0	0	0	0	3
MacDonald R.M.									
October 2010	6	0	0	0	0	0	0	0	6
October 2009	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
October 2010	3	2	0	0	0	0	0	0	5
October 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2010	3	0	0	0	0	4	0	0	7
October 2009	1	0	0	0	0	6	0	0	7
St. Francois Xavier R.M.									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2010	7	2	0	0	0	0	0	0	9
October 2009	7	0	0	5	0	0	0	0	12
Tache R.M.									
October 2010	1	0	0	0	9	0	0	0	10
October 2009	4	0	4	0	1	0	0	0	9
West St. Paul R.M.									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
October 2010	184	4	0	6	31	109	0	2	336
October 2009	198	2	4	9	16	111	0	158	498

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
October 2010	116	2	0	0	30	10	1	0	159
October 2009	180	5	0	0	10	18	0	44	257
East St. Paul R.M.									
October 2010	3	0	0	0	0	0	0	0	3
October 2009	2	0	0	0	0	0	0	0	2
Headingley R.M.									
October 2010	3	0	0	0	0	0	0	0	3
October 2009	1	0	0	1	0	0	0	0	2
MacDonald R.M.									
October 2010	5	0	0	0	0	0	0	0	5
October 2009	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
October 2010	1	0	0	0	0	0	0	0	1
October 2009	3	0	0	0	0	0	0	0	3
Rosser R.M.									
October 2010	1	0	0	0	0	0	0	0	1
October 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
October 2010	1	0	0	0	0	0	0	0	1
October 2009	1	0	0	0	0	0	0	0	1
Springfield R.M.									
October 2010	9	1	0	0	0	0	0	0	10
October 2009	8	0	0	2	0	0	0	0	10
Tache R.M.									
October 2010	5	0	0	0	0	0	0	0	5
October 2009	12	0	0	0	0	0	0	0	12
West St. Paul R.M.									
October 2010	7	0	0	0	0	0	0	0	7
October 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
October 2010	155	3	0	0	30	10	1	0	199
October 2009	218	5	0	3	10	18	0	44	298

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	**	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Winnipeg City	105	132	4	2	0	4	0	53	109	191	-42.9
East St. Paul R.M.	5	1	0	0	0	0	0	0	5	1	***
Headingley R.M.	2	1	0	0	0	0	0	0	2	1	100.0
MacDonald R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Ritchot R.M.	4	1	0	0	0	0	0	0	4	1	***
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	7	3	0	0	0	0	0	0	7	3	133.3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	10	10	0	0	0	0	0	0	10	10	0.0
Tache R.M.	8	3	0	0	0	0	0	0	8	3	166.7
West St. Paul R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Winnipeg CMA	150	154	4	2	0	4	0	53	154	213	-27.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	1,286	935	22	30	100	73	976	403	2,384	1,441	65.4
East St. Paul R.M.	33	17	0	0	0	0	0	0	33	17	94.1
Headingley R.M.	14	18	0	0	0	0	0	0	14	18	-22.2
MacDonald R.M.	50	24	0	0	0	0	0	0	50	24	108.3
Ritchot R.M.	28	10	4	0	0	0	0	0	32	10	***
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	49	44	0	0	0	0	0	0	49	44	11.4
St. Francois Xavier R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
Springfield R.M.	75	71	6	0	0	0	0	0	81	71	14.1
Tache R.M.	59	56	0	0	21	4	0	0	80	60	33.3
West St. Paul R.M.	31	24	0	0	0	0	0	0	31	24	29.2
Winnipeg CMA	1,629	1,207	32	30	121	77	976	403	2,758	1,717	60.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Winnipeg City	0	4	0	0	0	0	0	53
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**53**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	100	73	0	0	274	27	702	376
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	18	0	3	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	**118**	**73**	**3**	**4**	**274**	**27**	**702**	**376**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Winnipeg City	107	134	2	4	0	53	109	191
East St. Paul R.M.	4	1	1	0	0	0	5	1
Headingley R.M.	2	1	0	0	0	0	2	1
MacDonald R.M.	4	2	0	0	0	0	4	2
Ritchot R.M.	4	1	0	0	0	0	4	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	7	3	0	0	0	0	7	3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	6	10	4	0	0	0	10	10
Tache R.M.	8	3	0	0	0	0	8	3
West St. Paul R.M.	5	0	0	0	0	0	5	0
Winnipeg CMA	**147**	**156**	**7**	**4**	**0**	**53**	**154**	**213**

Table 2.5: Starts by Submarket and by Intended Market
January - October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,294	951	388	114	702	376	2,384	1,441
East St. Paul R.M.	29	17	4	0	0	0	33	17
Headingley R.M.	12	14	2	4	0	0	14	18
MacDonald R.M.	50	23	0	1	0	0	50	24
Ritchot R.M.	32	10	0	0	0	0	32	10
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	49	44	0	0	0	0	49	44
St. Francois Xavier R.M.	1	8	0	0	0	0	1	8
Springfield R.M.	72	59	9	12	0	0	81	71
Tache R.M.	59	56	18	0	3	4	80	60
West St. Paul R.M.	31	24	0	0	0	0	31	24
Winnipeg CMA	**1,632**	**1,206**	**421**	**131**	**705**	**380**	**2,758**	**1,717**

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Winnipeg City	103	186	6	4	40	4	12	107	161	301	-46.5
East St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Headingley R.M.	2	1	0	0	0	0	0	0	2	1	100.0
MacDonald R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Ritchot R.M.	2	1	2	0	0	0	0	0	4	1	**
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	4	7	0	0	0	0	0	0	4	7	-42.9
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	10	14	2	0	0	0	0	0	12	14	-14.3
Tache R.M.	3	11	0	0	0	0	0	0	3	11	-72.7
West St. Paul R.M.	8	5	0	0	0	0	0	0	8	5	60.0
Winnipeg CMA	142	232	10	4	40	4	12	107	204	347	-41.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	1,154	1,062	20	24	82	92	441	637	1,697	1,815	-6.5
East St. Paul R.M.	20	25	0	0	0	0	0	0	20	25	-20.0
Headingley R.M.	16	33	0	0	0	0	0	0	16	33	-51.5
MacDonald R.M.	39	26	0	0	0	0	0	0	39	26	50.0
Ritchot R.M.	19	26	4	0	0	0	0	0	23	26	-11.5
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	42	49	0	0	0	0	0	30	42	79	-46.8
St. Francois Xavier R.M.	3	7	0	0	0	0	0	0	3	7	-57.1
Springfield R.M.	67	85	6	0	0	0	0	0	73	85	-14.1
Tache R.M.	43	70	0	2	14	4	0	0	57	76	-25.0
West St. Paul R.M.	30	27	0	0	0	0	0	0	30	27	11.1
Winnipeg CMA	1,434	1,412	30	26	96	96	441	667	2,001	2,201	-9.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Winnipeg City	40	4	0	0	8	44	4	63
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	40	4	0	0	8	44	4	63

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	77	92	5	0	223	305	218	308
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	8	0	6	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	85	92	11	4	223	335	218	308

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Winnipeg City	107	188	50	50	4	63	161	301
East St. Paul R.M.	4	4	0	0	0	0	4	4
Headingley R.M.	2	1	0	0	0	0	2	1
MacDonald R.M.	5	2	0	0	0	0	5	2
Ritchot R.M.	4	1	0	0	0	0	4	1
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	4	7	0	0	0	0	4	7
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	12	10	0	4	0	0	12	14
Tache R.M.	3	11	0	0	0	0	3	11
West St. Paul R.M.	8	5	0	0	0	0	8	5
Winnipeg CMA	150	230	50	54	4	63	204	347

Table 3.5: Completions by Submarket and by Intended Market
January - October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,159	1,078	315	405	223	308	1,697	1,815
East St. Paul R.M.	18	25	2	0	0	0	20	25
Headingley R.M.	13	27	3	6	0	0	16	33
MacDonald R.M.	39	25	0	1	0	0	39	26
Ritchot R.M.	23	26	0	0	0	0	23	26
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	42	49	0	30	0	0	42	79
St. Francois Xavier R.M.	3	7	0	0	0	0	3	7
Springfield R.M.	71	77	2	8	0	0	73	85
Tache R.M.	43	72	8	0	6	4	57	76
West St. Paul R.M.	30	27	0	0	0	0	30	27
Winnipeg CMA	1,442	1,415	330	450	229	312	2,001	2,201

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
October 2010	14	13.0	20	18.5	40	37.0	11	10.2	23	21.3	108	344,950	394,891
October 2009	26	15.3	27	15.9	43	25.3	31	18.2	43	25.3	170	360,923	383,927
Year-to-date 2010	165	15.2	280	25.9	316	29.2	110	10.2	211	19.5	1,082	337,469	368,270
Year-to-date 2009	238	22.1	282	26.2	195	18.1	156	14.5	205	19.1	1,076	329,000	360,040
East St. Paul R.M.													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	551,063	575,982
Year-to-date 2009	0	0.0	1	2.4	2	4.9	8	19.5	30	73.2	41	537,824	581,784
Headingley R.M.													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	3	21.4	1	7.1	10	71.4	14	575,000	617,529
Year-to-date 2009	0	0.0	1	2.9	18	51.4	2	5.7	14	40.0	35	350,000	491,537
MacDonald R.M.													
October 2010	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	3	8.8	18	52.9	2	5.9	4	11.8	7	20.6	34	314,378	368,777
Year-to-date 2009	6	18.8	7	21.9	9	28.1	6	18.8	4	12.5	32	360,000	372,550
Ritchot R.M.													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2010	5	45.5	3	27.3	2	18.2	1	9.1	0	0.0	11	289,000	286,180
Year-to-date 2009	5	17.9	15	53.6	2	7.1	2	7.1	4	14.3	28	299,450	322,202
Rosser R.M.													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
St. Clements R.M.													
October 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
October 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	2	11.1	5	27.8	2	11.1	9	50.0	0	0.0	18	365,000	339,933
Year-to-date 2009	10	26.3	9	23.7	6	15.8	6	15.8	7	18.4	38	315,000	339,511
St. Francois Xavier R.M.													
October 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
October 2010	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
October 2009	2	25.0	4	50.0	2	25.0	0	0.0	0	0.0	8	--	--
Year-to-date 2010	0	0.0	16	35.6	11	24.4	12	26.7	6	13.3	45	335,580	366,990
Year-to-date 2009	9	11.5	19	24.4	19	24.4	16	20.5	15	19.2	78	356,625	367,847
Tache R.M.													
October 2010	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
October 2009	3	33.3	2	22.2	0	0.0	1	11.1	3	33.3	9	--	--
Year-to-date 2010	5	19.2	5	19.2	7	26.9	4	15.4	5	19.2	26	338,640	363,259
Year-to-date 2009	13	20.0	23	35.4	13	20.0	9	13.8	7	10.8	65	316,736	336,843
West St. Paul R.M.													
October 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
October 2009	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	4	25.0	3	18.8	9	56.3	16	442,000	452,135
Year-to-date 2009	2	7.1	5	17.9	6	21.4	10	35.7	5	17.9	28	397,450	384,289
Winnipeg CMA													
October 2010	15	11.5	26	19.8	48	36.6	13	9.9	29	22.1	131	345,000	401,279
October 2009	32	16.2	36	18.2	47	23.7	33	16.7	50	25.3	198	356,704	381,362
Year-to-date 2010	180	14.2	327	25.9	348	27.5	149	11.8	260	20.6	1,264	339,900	373,476
Year-to-date 2009	284	19.9	365	25.6	270	18.9	215	15.1	291	20.4	1,425	335,655	368,294

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2010						
Submarket	**Oct 2010**	**Oct 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Winnipeg City	394,891	383,927	2.9	368,270	360,040	2.3
East St. Paul R.M.	--	--	n/a	575,982	581,784	-1.0
Headingley R.M.	--	--	n/a	617,529	491,537	25.6
MacDonald R.M.	--	--	n/a	368,777	372,550	-1.0
Ritchot R.M.	--	--	n/a	286,180	322,202	-11.2
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	339,933	339,511	0.1
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	366,990	367,847	-0.2
Tache R.M.	--	--	n/a	363,259	336,843	7.8
West St. Paul R.M.	--	--	n/a	452,135	384,289	17.7
Winnipeg CMA	401,279	381,362	5.2	373,476	368,294	1.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg October 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	501	-3.7	1,013	956	1,427	71.0	183,873	5.1	197,947
	February	621	-13.0	896	1,048	1,408	63.6	194,588	5.9	199,371
	March	869	-5.3	874	1,393	1,312	66.6	211,409	3.9	209,977
	April	1,087	-12.8	914	1,567	1,260	72.5	212,541	1.3	199,931
	May	1,301	-11.7	947	1,851	1,298	73.0	208,806	-1.0	199,093
	June	1,416	-4.6	926	1,893	1,270	72.9	212,542	3.0	203,157
	July	1,300	-3.3	968	1,497	1,230	78.7	206,135	5.2	209,927
	August	1,080	-1.8	965	1,391	1,243	77.6	207,389	8.6	210,928
	September	1,049	2.0	962	1,388	1,224	78.6	209,593	9.6	216,602
	October	924	-1.0	956	1,104	1,190	80.3	210,618	10.6	214,893
	November	793	27.9	1,036	925	1,309	79.1	202,129	10.9	212,286
	December	568	20.3	1,052	465	1,308	80.4	209,963	14.9	212,667
2010	January	457	-8.8	975	848	1,305	74.7	213,134	15.9	227,005
	February	671	8.1	981	1,051	1,371	71.6	215,230	10.6	222,060
	March	1,030	18.5	988	1,558	1,432	69.0	227,167	7.5	225,214
	April	1,242	14.3	1,033	1,958	1,524	67.8	236,574	11.3	223,582
	May	1,342	3.2	966	1,970	1,316	73.4	237,696	13.8	224,618
	June	1,369	-3.3	922	1,670	1,205	76.5	233,568	9.9	228,617
	July	1,127	-13.3	906	1,438	1,278	70.9	225,191	9.2	227,020
	August	955	-11.6	832	1,391	1,276	65.2	222,597	7.3	227,617
	September	1,088	3.7	986	1,472	1,314	75.0	222,599	6.2	230,129
	October	901	-2.5	989	1,149	1,300	76.1	229,467	8.9	234,253
	November									
	December									
	Q3 2009	**3,429**	**-1.2**		**4,276**			**207,587**	**7.6**	
	Q3 2010	**3,170**	**-7.6**		**4,301**			**223,520**	**7.7**	
	YTD 2009	**10,148**	**-5.7**		**14,088**			**207,602**	**4.6**	
	YTD 2010	**10,182**	**0.3**		**14,505**			**228,214**	**9.9**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2010

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	181.4	112.3	398	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	398	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	396	4.9	70.7	735
	April	596	3.90	5.25	181.4	113.5	395	5.0	70.5	738
	May	596	3.90	5.25	182.0	114.2	394	4.9	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	5.1	70.2	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	396	6.0	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.9	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	6.0	70.9	736
	November	616	3.60	5.59	183.5	114.5	396	5.4	70.3	737
	December	610	3.60	5.49	184.1	114.0	395	5.6	70.2	737
2010	January	610	3.60	5.49	185.3	114.1	396	5.5	70.1	732
	February	604	3.60	5.39	188.8	114.4	396	5.6	70.1	733
	March	631	3.60	5.85	189.6	114.5	397	5.5	70.1	731
	April	655	3.80	6.25	190.3	114.6	398	5.4	70.2	731
	May	639	3.70	5.99	190.7	114.8	400	5.7	70.7	734
	June	633	3.60	5.89	191.6	114.6	402	5.8	71.0	744
	July	627	3.50	5.79	192.1	114.5	403	6.1	71.3	754
	August	604	3.30	5.39	192.8	114.6	405	6.0	71.4	759
	September	604	3.30	5.39	192.9	114.9	406	5.9	71.4	763
	October	598	3.20	5.29		115.6	407	5.7	71.3	768
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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